

FOR LEASE

Unique Flex Space Opportunity on McPhillips Street

437 McPhillips Street, Winnipeg, Manitoba



**DOMINANT
SIGNAGE**



HIGH TRAFFIC
47,500 cars/day



170+
PARKING STALLS

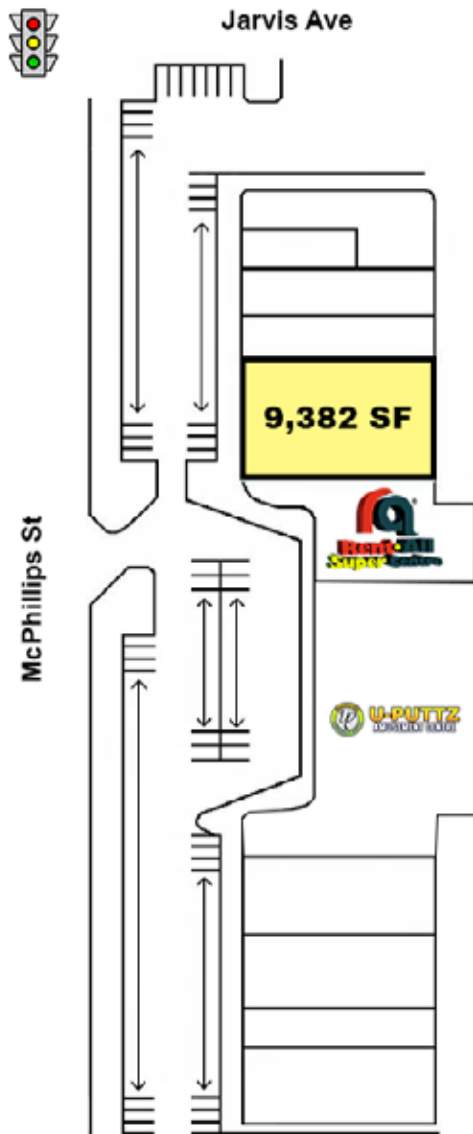
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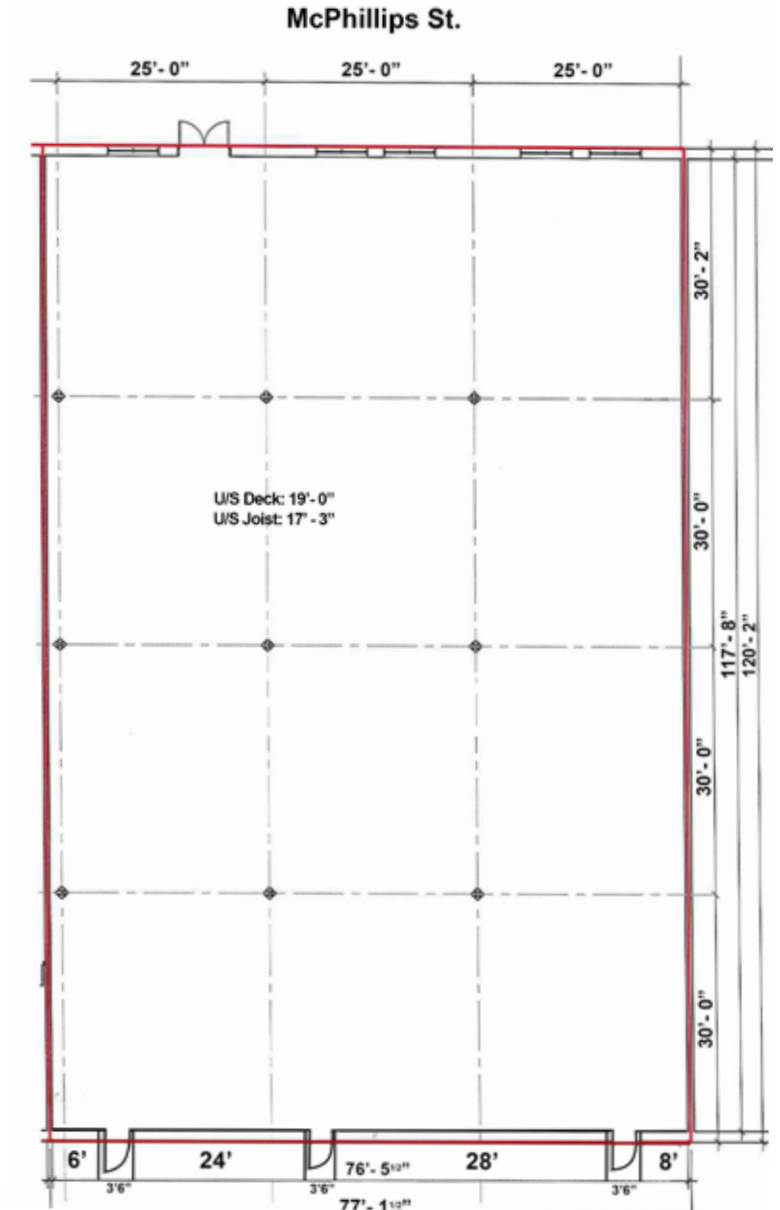
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SITE PLAN



FLOOR PLAN



204.474.2000

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PROPERTY SUMMARY

Available	9,382 SF
Net Rent	\$12.00/SF
Property Taxes (est. 2022)	\$3.00/SF
CAM* (est. 2022)	\$1.96/SF
Zoning	M1
Parking	Over 170 stalls
Ceiling Height	17+ feet to u/s of joists

*plus management fee

FEATURES

- Ideally suited for retail, office & warehouse uses
- Ample on-site parking for customers and staff
- Large loading area at rear
- High profile signage opportunities on façade and pylon
- Excellent access to public transit on McPhillips
- Fully sprinklered

TRAFFIC

47,500 vehicles per day at McPhillips & Jarvis.

City of Winnipeg Public Works Department 2018

LOCATION

- Located at the SE corner of McPhillips St. & Jarvis Ave., a signalized intersection
- Directly across the street from McPhillips Street Station Casino.
- Just north of the Polo Park retail node and airport industrial complex
- Close proximity to Health Sciences Centre Complex with over 6,000 employees.
- 10 minutes to Portage & Main.



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FOR MORE INFORMATION, PLEASE CONTACT:

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